

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es)  Variance \_\_\_\_\_ Appeal of Cease & Desist

1) Applicant: Michael & April Imhoff  
Mailing Address: 73 Lake Dr N, CI Box 316  
New Fairfield, CT 06812 Phone#: 612-247-8159  
Email: michael.imhoff@gmail.com

2) Premises located at: 73 Lake Dr N, New Fairfield, CT 06812 on the (N S E W) side of the street at approx. 665 feet (N S E W) from Sunset Trail (nearest intersecting road).

3) Property Owner Name: April Forte Imhoff

Interest in Property: OWNER  CONTRACT PURCHASER \_\_\_\_\_ LEASEE \_\_\_\_\_ AGENT \_\_\_\_\_

4) Tax Assessor Map No.: 15 Block No.: 1 Lot No.: 53

5) Zone in which property is located: 1 Area of Lot: 15,116 SQ. FT.

6) Dimensions of Lot: Frontage: 75' Average Depth: 663'

7) Do you have any Right of Ways or Easements on the property? No

8) Is the property within 500 feet of Danbury, Sherman or New York State? No

9) Have any previous applications been filed with ZBA on this property? Yes

If so, give dates and application numbers: May 17, 1973 - Appeal No. 16-73

10) Proposal for which variance is requested: See attachment

Hardship: See attachment

11) Date of Zoning Commission Denial: \_\_\_\_\_

12) Variance(s) Requested: ( ) USE ( X ) DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 40' to 15.8' (16.3' EX) Rear to: 11' to 440' line  
Side to: 20' to 9.3' (9.3' EX) Side to: 20' to 7' (4.3' EX)

13) Use to be made of property if variance is granted: Residential

14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: \_\_\_\_\_

SIGNATURE OF OWNER OR AGENT: \_\_\_\_\_ DATE: 2/24/2022

## INSTRUCTIONS FOR FILING A ZBA APPLICATION

A completed ZBA application consists of the following:

1. A completed application form.
2. For a variance attach the verification of Non Compliance form from the Zoning Enforcement Officer.
3. When appealing a Cease & Desist Order attach a copy of the Order.
4. A plot plan showing the location of all existing and proposed buildings, with sizes drawn to scale. If setbacks are involved, an A-2 survey showing exact setback distances from the property lines to the nearest point of any proposed construction may be required. Check with the Zoning Enforcement Officer.
5. When construction is involved, exterior drawings to scale showing complete elevations.
6. For new building construction, a letter from the Town Sanitarian stating if the Septic System is in the only possible location **AND** if the type of Septic System used is the only type of Septic System possible.
7. The application fee of \$230.00 must be submitted with the application. Checks are made payable to the Town of New Fairfield.

## OTHER INFORMATION

1. All applicants are ***strongly encouraged*** to visit the ZBA website at **[www.newfairfield.org](http://www.newfairfield.org)** for additional information processes and procedures. Click on the disclaimer, then on Boards and Commissions, then on ZBA.
2. Obtaining a variance or having a cease & desist overturned does not waive the requirement for other permits. You should check with the Health Department, Zoning Enforcement Officer, and Building Inspector to determine what other actions may be required.
3. In some cases, the Zoning Enforcement Officer requires a survey after construction.

Please check with the ZEO's office for additional information.